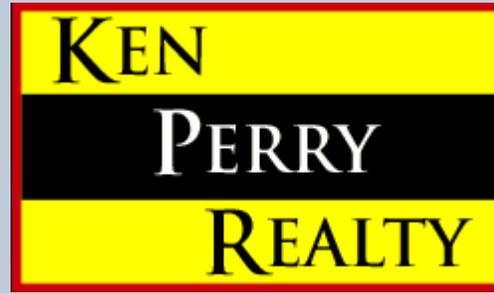


LOCATION,
LOCATION,
LOCATION!



Finding the right place can be a daunting process, but at Ken Perry Realty we pride ourselves on making it as smooth as possible for everyone involved. I have been in this business for almost two decades, and in that time I have developed a business model which I am confident you will find appealing:

1. Always keep a close relationship with every client, and treat each with the respect they deserve.
2. Hire and work with committed professionals - everyone I hire and refer can be trusted as an honest, hardworking professional.
3. Constantly cultivate a strong knowledge of the real estate market.
4. Get the job done, no matter how much work it takes or how many hassles.

At Ken Perry Realty, all of my associates and I are committed to making your next purchase or sale as successful and smooth as possible. Please, feel free to contact us at any time. We'd love to hear from you! **-Ken Perry, Owner/ Broker**

www.kenperreality.com

859-442-6800



CARROLLTON STORAGE WAREHOUSE

3356 US HWY 42
Carrollton, KY 41008

BE A PART OF
THE INDUSTRY!



This warehouse is in a perfect spot for America's growing industry, with a viable market in 3 major cities or even across the nation! 97% of Carrollton's job market lies in manufacturing - with such an available work force, why not invest in your future by investing in Carrollton!



Why not Carrollton?

With quick access to I-71 and the Ohio river, transportation of any product is easy, getting your product to its next destination in as little time as possible.



Plus, a wonderful community that offers tons to do for locals and tourists!

- Arts and unique shopping opportunities in Historic Carrollton
- General Butler State Park (791 acres, 30 acre lake, 53 room resort, rental cabins, etc.)
- Kentucky Speedway—a 70,000 seat NASCAR racing track
- Belterra Casino—57 gaming tables, 1,351 slot machines, 308-room hotel, and 1,800-seat entertainment showroom, health spa, and golf course!



The Warehouse

This 22.57 acre site holds a 75,000 square foot warehouse. Built in the mid-1990's the warehouse is in good condition for its age:

- 20' clearance heights at eaves; 30' at peak
- Poured concrete footers, piers, and foundations with steel frame and steel supports
- 50' x 30' column spacing
- Well insulated in walls and ceiling
- Two 16' overhead drive-thru doors, two side dock height doors, and 8 rear dock doors.
- Utilities include: electric, sewer, water, gas, and telephone.

More ...

With the warehouse is an additional 16.57 acres of developable space! 10.05 acres of industrial space and 6.52 acres of residential space!



What do you have to Gain?

The cost of this type of property in a metropolitan area could cost over \$2.5 million. In Carrollton, in perhaps a better location due to how close it is to nearby cities, this warehouse will save you an initial buying cost of close to half-a-million dollars! Which is money you could put towards YOUR business.



What are you waiting for?
Call while this property is still available!

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